

*a City-County
agency providing public Planning
services to the City of Charlotte and
the unincorporated areas of
Mecklenburg County*

Planning Commission

Mar 5, 2012
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

A stylized graphic consisting of several overlapping, wavy bands in shades of blue and green. The word "Agenda" is written in a white, cursive font in the center of the blue band.

Agenda

Charlotte-Mecklenburg Planning Commission

March 5, 2012 - Noon

CMGC - Conference Room 267

Work Session Agenda

Call to Order & Introductions

Stephen Rosenburgh

Administration

Certificate of Appreciation

Present Certificates of Appreciation to former Commissioners Claire Green Fallon and Nina Lipton.

Approval of Planning Commission Minutes

Approve the February 6, 2012 work session minutes.

Attachment 1

Policy

CATS Update

John Muth

Background: John Muth (Deputy Director of CATS) will provide an update on the Blue Line Extension and the North Corridor Red Line.

Action: Receive as information.

Business Corridor Strategy

Peter Zeiler & Chris Hemans

Background: Peter Zeiler (Development and Investment Manager) and Chris Hemans (Business Corridor Recruiter) with the City's Neighborhood and Business Services Department are to provide an update on the Business Corridor Strategy Plan.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

March & April 2012 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Stephen Rosenburgh

- January 17, 2012 Approved Minutes
- Future Agenda Items

Attachment 4

Agenda Items	Work Session
1. Incentive Based Inclusionary Zoning Text Amendment	April
2. Planning Department Reorganization	April
3. Land Development 101 Brochure	May
4. Mobile Food Vendors Text Amendment	TBD
5. Alternative Energy/Eco Industrial Text Amendment	TBD
6. State Sustainability Task Force	TBD
7. HUD Regional Grant	TBD

Zoning Committee

- Upcoming Rezoning Petitions
- Zoning Committee Agenda
- Public Hearings

Stephen Rosenburgh
Tammie Keplinger
Attachment 5
Attachment 6

Planning Committee

- January 17, 2012 Approved Minutes

Yolanda Johnson
Attachment 7

Historic District Commission

- February 8, 2012 Meeting Update

Steven Firestone
Attachment 8

Economic Development Committee

Lucia Zapata Griffith

Communication from Chairperson

Stephen Rosenburgh

A stylized graphic consisting of several overlapping, wavy bands of color. The top band is a dark blue, the middle is a lighter blue, and the bottom is a green. The word "Administration" is written in a white, cursive font across the dark blue band. The graphic has a hand-drawn, textured appearance with white outlines.

Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

February 6, 2012 - Noon

CMGC - Conference Room 267

Minutes

Attendance

Commissioners Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Ray Eschert, Steven Firestone, Lucia Zapata Griffith, Tony Lathrop, Meg Nealon, Greg Phipps, Deb Ryan, Dwayne Walker and Andy Zoutewelle

Commissioner(s) Absent: Karen Labovitz

Staff Present: Debra Campbell (Planning Director), Laura Harmon, Tammie Keplinger, Cheryl Neely, John Rogers and Denise Williams (Temporary Staff)

Raleigh Planning Commissioners Present: Marvin Butler (Chairperson), Quince Fleming, Linda Harris Edmisten (Vice-Chairperson), Waheed Haq, Isabel Mattox, Steven Schuster, Erin Sterling Lewis and Adam Terando

Call to Order & Introductions

Chairperson Rosenburgh called the meeting to order at 12:11 p.m. and welcomed the Raleigh Planning Commissioners. He noted that the Charlotte Planning Commission attended the Raleigh Planning Commission meeting in January. The Raleigh Commissioners were attending to continue discussions about how the two Commissions could work together on State level issues.

Chairperson Rosenburgh also welcomed new Commissioners Eschert and Ryan to their first work session and asked them to introduce themselves. Both Commissioners gave detailed descriptions of their backgrounds.

Administration

Approval of Planning Commission Minutes

A motion was made by Commissioner Allen and seconded by Commissioner Zoutewelle to approve the January 9, 2012 work session minutes. The vote was 13 to 0 to approve.

Policy

Zoning Ordinance Policy Assessment

Laura Harmon gave a brief presentation of the Zoning Ordinance Policy Assessment. She explained that the Ordinance was last updated approximately 20 years ago and was written to address the community at that time. Since then, the community's vision has changed. Although the Ordinance is updated through the adoption of text amendments, it is not user friendly, has inconsistencies in the language, and does not address environmental issues. The new Ordinance will address policy and area plans and better address the community's current needs.

Ms. Harmon explained that a Request for Proposal has been drafted to hire a consultant to assist with the Zoning Ordinance assessment. Staff anticipates obtaining the consultant by June of this year. The intention is to work with a consultant team to identify potential solutions on ways to clean up the Ordinance. The findings will be brought back to the Commission.

Chairperson Rosenburgh asked Ms. Harmon to explain the process of how the Commission reviews projects, for the Raleigh Commissioner's benefit. Laura Harmon briefly explained the Planning Commission's Committee structure, including the types of policies and regulations they review. Chairperson Rosenburgh thanked Ms. Harmon for the presentation.

Text Amendment

Residential Design Standards Phase II

John Rogers explained that in 2004 City Council identified seven quality of life action areas which needed to be addressed in the Zoning Ordinance. Residential Design Standards was one of the areas identified. Residential Design Standards (RDS) are regulations that establish minimum design features for residential dwellings. The RDS goals were to:

- Enhance the public realm (high visibility areas)
- Encourage visual variety
- Provide design flexibility in certain conditions
- Protect and enhance the character of neighborhoods.

The process for Phase I involved working with neighborhood leaders, stakeholders and affordable housing providers to develop the text amendment. City Council adopted the text amendment in October of last year. The amendment primarily addressed:

- Setback Flexibility for Infill Development
- Streetscape Design Flexibility in Urban Residential Zoning Districts
- Breezeway Design Standards
- Placement of Residential Structures near Major Utility Structures
- Removal of Side Yard Reduction Allowance in Certain Zoning Districts

Phase II focuses on blank walls in single family structures and garage designs. This phase includes: 1) cost analysis of impact on price of residential units; 2) continued involvement & consultation with Citizen Advisory Group; and 3) coordination with Zoning and Permitting Officials to identify and address administrative issues.

Phase III will include the establishment of a Neighborhood Conservation Overlay Zoning District in Charlotte. This phase will begin upon completion of Phase II.

Commissioner Zapata Griffith inquired about community feedback during the process. John Rogers responded that there was a lot of feedback from the community.

Chairperson Rosenburgh advised the new Commissioners that the Planning Department hosts several public meetings and that they would be notified of these meetings. They are not required to attend all meetings, but he suggested that they attend if they are interested in the subject matter. He informed the Commissioners that they are not allowed to talk or express their opinions at public meetings. The intent is to hear what citizens have to say and not sway the public input process or present a perspective on behalf of the Commission. Chairperson Rosenburgh thanked John Rogers for his presentation.

Information

Planning Director's Report

The Planning Director welcomed the Raleigh Planning Commissioners and stated that she is a huge fan of their Planning Director, Mitch Silver. Ms. Campbell directed Commissioners to Attachments 2 and 3 which included the Department's Public Outreach presentations and the February/March 2012 meeting schedules.

Executive Committee

Chairperson Rosenburgh stated that the Executive Committee minutes are included in the agenda packet as Attachment 4. Future work session agenda items include the Mobile Food Vendors and Alternative Energy/Eco Industrial text amendments as well as the Land Development 101 Brochure. The Executive Committee will coordinate the scheduling of these items on future work session agendas.

Zoning Committee

Tammie Keplinger stated that there are 11 rezoning cases scheduled for the February 20th zoning public hearing, noting that she would not be presenting the cases at the hearing. Commissioners should contact Laura Harmon if they have questions the day of the hearing.

The Chairperson informed the new Commissioners that if they have specific questions they are allowed to contact staff directly, but informed them that they are not to ask staff to do anything because there is a chain of command to follow. Commissioner Allen stated that she believed communication with staff was to be by email only. The Chairperson asked Cheryl Neely to confirm the correct protocol and to include this information in the new Commissioner's orientation. Commissioner Allen also stated that new Commissioners could consult with her or Vice-Chairperson Johnson if they have any questions.

Planning Committee

Vice-Chairperson Johnson welcomed the two new members and advised that she will reach out to them soon regarding Planning Committee assignments. She noted that the major January agenda item for the Planning Committee was the Midtown Morehead Cherry Area Plan.

Historic District Committee

Commissioner Firestone informed the Commission that there was nothing to report from the January Historic District Committee meeting.

Economic Development Committee

Commissioner Zapata Griffith stated that there was nothing to report.

Communication from Chairperson

The Chairperson stated he and Cheryl Neely were working to schedule a conference call for the Communications Committee. He also recognized Ms. Neely for her assistance with coordinating the itinerary for the Raleigh Planning Commission's visit and acknowledged her for supporting the Commission.

Chairperson Rosenburgh informed the new Commissioners that although they were assigned to the Planning Committee they were welcome to attend public hearings. He also asked them to inform him if they have a specific area of interest.

The Chairperson noted that there will be a post holiday gathering for the Commission. He and Vice-Chairperson Johnson are working to schedule the event.

Adjournment

The meeting adjourned at 12:43 p.m. A joint session with the Raleigh Planning Commission followed the work session.



Charlotte-Mecklenburg Planning Department

FY2012 Community Outreach Presentations

#	Date	Presentation	Staff
1	11/08/11	Charlotte Regional Commercial Board of Realtors Legislative Committee	D. Campbell
2	11/10/11	Cherry Neigh. Assoc. & Community Org. Joint Board Mtg. - Midtown Morehead Cherry Area Plan Update	D. Campbell/K. Main
3	11/16/11	GIS Day	M. Sigmon/L. Quinn/C. Lyte-Graham
4	11/22/11	Langfang China Delegation - Centers, Corridors & Wedges	G. Johnson
5	12/01/11	Webinar - "Opportunity-rich Schools and Sustainable Communities"	J. Wells
6	01/13/12	Providence Day School. The topic was Charlotte's Growth Framework	G. Johnson
7	02/07/12	CMS Academic Internship Program - Engineering and Planning Profession	S. Basham
8	02/07/12	Raleigh Planning Commission - South Corridor Light Rail Tour	K. Main
9	02/11/12	Ballantyne Breakfast Club - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
10	02/28/12	NODA Community - Local Historic Districts	J. Rogers/W. Birmingham
11	02/29/12	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle

Meeting Schedule

March 2012

Date	Time	Purpose	Location
Full Planning Commission			
03-05-12	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
03-19-12	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
03-05-12	10:30 a.m.	Park Woodlawn Area Plan Tour	Lobby 1 st Floor – CMGC
03-20-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
03-19-12	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
03-19-12	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
03-28-12	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
03-14-12	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
03-21-12	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

Incentive Based Inclusionary Housing Text Amendment

03-15-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
03-29-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

Park Woodlawn Area Plan

03-08-12	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road
----------	-----------	------------------------	---------------------------------------

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

April 2012

Date	Time	Purpose	Location
Full Planning Commission			
04-02-12	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
04-16-12	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
04-17-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
04-16-12	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
04-16-12	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
04-25-12	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
04-11-12	3:00 p.m.	Historic District Commission	Conference Room CH-14 Basement – CMGC
 Charlotte-Mecklenburg Planning Department Meetings			
Incentive Based Inclusionary Housing Text Amendment			
04-26-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Park Woodlawn Area Plan			
04-12-12	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road
MUMPO			
04-17-12	5:00 p.m.	Freight Mobility Plan	Conference Room 267 2 nd Floor – CMGC

Attendance

Executive Committee Members Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen and Meg Nealon

Staff Present: Debra Campbell (Planning Director), and Cheryl Neely

Call to Order

The Chairperson called the meeting to order at 4:15 pm.

Approval of December 12, 2011 Executive Committee Minutes

A motion was made by Commissioner Allen and was seconded by Commissioner Nealon to approve the December 12, 2011 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

December 12 Executive Committee Meeting Follow-up

Communication Committee

The Chairperson stated that he will schedule a Communication Committee meeting in January and asked if Vice-Chairperson Johnson would help with the committee. Vice-Chairperson Johnson summarized the committee's responsibilities. There were two communications that the committee was charged with: 1) a mid-year update in January; and 2) a year-end report in July. She stated that Commissioner Finch Dodson recommended that the Planning Director provide a status report on Planning initiatives in January to help with the mid-year report.

Ms. Campbell advised that Cheryl Neely currently submits a monthly status report of Planning initiatives to the City Manager. Chairperson Rosenburgh suggested that the Communication Committee could use the June and December reports as a basis for their reports to Council. The Committee agreed.

The Planning Director asked about the message and the audience for the reports. Vice-Chairperson Johnson advised that the Commissioners wanted the Commission to be more relevant and established the Communication Committee as a means to provide formal communications to City Council. Ms. Campbell asked for further clarification. Should the report focus on current projects or be a broader message. Ms. Campbell advised that there is already a detailed, monthly report to Council as part of the Zoning Hearing. Chairperson Rosenburgh suggested that the current report be used.

Chairperson Rosenburgh asked Ms. Neely who was appointed to the Communication Committee. Ms. Neely responded that Commissioners Zoutewelle and Lathrop were appointed to the Communication Committee, with Chairperson Rosenburgh serving as the Committee's Chairperson.

Chairperson Rosenburgh decided to have a conference call with the Communications Committee members. He will provide potential times for the conference call to Ms. Neely.

Social Gathering

Chairperson Rosenburgh reminded the Executive Committee of the decision to wait and have a social gathering once the new Commissioners were appointed. He asked Ms. Neely to look at staff's calendars and choose a couple of potential dates. Commissioner Nealon recommended that the event

be held at an off-site location. Chairperson Rosenburgh mentioned that the Wells Fargo Community Room has been completed on the 37th floor in the new tower and asked if there were any City facilities which accommodate the event. Ms. Campbell replied that there were several locations, but the event would need to be catered and suggested going to a restaurant. The Committee will decide on the location after the date is chosen.

January 9, 2012 Work Session Follow-up

Board of County Commission Presentation

Chairperson Rosenburgh asked Ms. Neely when the Board of County Commission (BOCC) presentation was scheduled. Ms. Neely replied that the meeting is February 14th at 3:00 pm. Ms. Campbell noted that the BOCC Policy Meetings are usually held in Room 267 and are not televised. She agreed to draft the presentation and suggested that it contain similar information as the Communication Committee's report. This would essentially include background information, the Commission's role, members and their appointing bodies, as well as some Planning initiatives that may be of interest to the BOCC. Ms. Campbell stated she was not sure what else Chairperson Rosenburgh wanted to communicate since the BOCC does not have any authority over the Commission or Department, nor does area plans or rezoning petitions require their approval.

Vice-Chairperson Johnson asked if they should speak to the BOCC Chairperson to get a better understanding of what is expected. The Chairperson responded that he was aware of the expectations. He stated that the presentation would include general information, including any Legislative issues which may be pertinent. Chairperson Rosenburgh asked for a draft of the presentation by the following Friday.

Planning Commission 2012 Vacancies

Chairperson Rosenburgh advised that Ms. Neely provided a list of the current Commissioners' membership terms. He stated that both he and Vice-Chairperson Johnson are coming off the Commission in June. The Chairperson is not eligible for reappointment; however Vice-Chairperson Johnson's term does not expire until June 2013.

Chairperson Rosenburgh also noted that the County Commission is in the process of interviewing applicants for the two vacancies and is scheduled to make appointments within the week. He asked Ms. Campbell about the applicants. Ms. Campbell stated that she had worked with Deb Ryan on a number of occasions and Ms. Ryan is very knowledgeable. She stated that she didn't know the other applicants.

Future Work Session Agenda Items

Chairperson Rosenburgh noted that the Residential Design Standards Text Amendment and the Zoning Ordinances Policy Assessment updates were scheduled for the February work session. Updates on the Alternative Energy and Mobile Food Vendors text amendments, as well as the Land Development 101 Brochure will be scheduled for future work sessions.

Approval of the February 6, 2012 Work Session Agenda

The Chairperson reminded the committee that the Raleigh Planning Commissioners were attending the February work session. Vice-Chairperson Johnson stated that they had a good discussion with the group while visiting the Raleigh Planning Commission meeting on January 10th.

Chairperson Rosenburgh asked Planning Director how long the Residential Design Standards Text Amendment and the Zoning Ordinances Policy Assessment updates will take. Ms. Campbell stated that both presentations should not take longer than 30 minutes. The Chairperson suggested that the February work session be abbreviated to allow for discussion with the Raleigh Planning Commissioners. He asked that staff be reminded to complete these presentations within 30 minutes.

Vice-Chairperson Johnson asked if lunch will be provided during or after the work session. It was decided that lunch would be served after the work session adjourns. Chairperson Rosenburgh asked staff to set up the lunch in rooms 270 and 271.

Ms. Neely asked if Certificates of Appreciation for former Commissioners Lipton and Fallon should be placed on the February or March work session agenda. Chairperson Rosenburgh stated March would be preferable.

Chairperson Rosenburgh asked how the Raleigh Planning Commissioners would be transported once they arrived in Charlotte. The Planning Director volunteered the use of the Planning Department's van.

Vice-Chairperson Johnson reviewed the following itinerary for the Raleigh Planning Commissioners:

- Arrival by train at 10:00 am
- Uptown Tour
- Work Session at Noon
- Lunch/Round Table Discussion
- Tour of Cultural District (to include the Harvey Gantt Center)
- Return to Train Station

Ms. Campbell asked about logistics for the tours and offered Ms. Neely's assistance in planning the day. The Planning Director stated that she would ask Michael Smith or someone on staff to conduct the museum tours. Chairperson Rosenburgh noted that the Raleigh Planning Commissioners would like to go inside of the museums and NASCAR. Ms. Campbell asked that at least one Planning Commissioner accompany staff to greet the Raleigh Planning Commissioners.

Chairperson Rosenburgh asked if ink pens or another souvenir was available to give the Raleigh Commissioners. Ms. Campbell stated that the Department would provide souvenirs.

The Chairperson also asked The Planning Director for a one page summary of key legislative issues for discussion points with the Raleigh Commissioners.

Adjournment

The meeting adjourned at 4:55 pm.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
February 29, 2012
4:30 P.M.

<p>1. <u>Petition No. 2011-065</u> by Chapel Cove at Glengate, LLC for a MX-1 INNOV site plan amendment (LLW-PA) & (LLW-CA) and 5-Year Vested Rights, for approximately 319.91 acres located on the east and west side of Shopton Road West generally surrounded by Winget Road, Elkhorn Drive, Limehurst Place, and Hatfield Road.</p>
<p>2. <u>Petition No. 2011-068</u> by Morehead Property Investments, LLC for a change in zoning for approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail from O-2 to MUDD(CD).</p>
<p>3. <u>Petition No. 2011-072</u> by University Investment Groups, LLC for a change in zoning for approximately 6.0 acres located on the northwest corner at the intersection of University City Boulevard and East Mallard Creek Church Road from NS to MUDD(CD).</p>
<p>4. <u>Petition No. 2011-079</u> by Sami Nafisi for a B-1(CD)(LLWPA) site plan amendment for approximately 1.21 acres located on the northeast corner of the intersection at Tuckaseegee Road and Little Rock Road.</p>
<p>5. <u>Petition No. 2011-082</u> by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 11.0 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road from R-17MF(CD) and CC to CC and CC SPA.</p>
<p>6. <u>Petition No. 2011-083</u> by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 22.0 acres located on the southern corner of the intersection of Steele Creek Road and Walker Branch Drive from R-17MF(CD) to CC.</p>
<p>7. <u>Petition No. 2012-001</u> by Mercury NoDa, LLC for a MUDD-O site plan amendment and 5-Year Vested Rights, for approximately 3.87 acres located on the northeast corner of North Davidson Street and East 36th Street.</p>
<p>8. <u>Petition No. 2012-006</u> by Lomax Properties for a MUDD-O site plan amendment for approximately 5.75 acres located on the north side of Millerton Avenue near the intersection of West Morehead Street.</p>
<p>9. <u>Petition No. 2012-007</u> by Rainier Builders for a change in zoning for approximately 0.62 acres located on the north side of Yadkin Avenue between East 35th Street and East 36th Street from R-5 and O-2 to MUDD-O.</p>
<p>10. <u>Petition No. 2012-008</u> by NLCM, LLC for a change in zoning for approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway from R-3 and R-8MF(CD) to R-8MF(CD) and R-8MF(CD) site plan amendment.</p>
<p>11. <u>Petition No. 2012-011</u> by Singh Development, LLC for a change in zoning for approximately 8.44 acres located on the east side of Randolph Road between Wonderwood Drive and Shasta Lane from UR-2(CD) to INST(CD).</p>
<p>12. <u>Petition No. 2012-012</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to Update the Zoning Districts in which Crematory facilities are allowed and the prescribed conditions.</p>

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 19th day of March, 2012** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2008-039 by Charlotte-Mecklenburg Historic Landmarks Commission for a change in zoning for approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road from R-3 to O-1(CD) 5-Year Vested Rights.

Petition No. 2012-010 by Crescent Resources for a change in zoning for approximately 4.70 acres located on the south side of University City Boulevard between Mark Twain Road and Suther Road from R-17MF to MUDD-O 5-Year Vested Rights.

Petition No. 2012-013 by Marc H. Silverman for a change in zoning for approximately 21.38 acres located at the intersection of Westinghouse Boulevard and D. Ducks Lane between Stockport Place and South Tryon Street from I-1 and I-1(CD) to I-2(CD).

Petition No. 2012-014 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.48 acres located on the east and west side of Louise Avenue between East Independence Boulevard and East 8th Street from B-1 and O-2 to R-5 and R-12MF.

Petition No. 2012-015 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.65 acres located south of Independence Boulevard and between Hawthorne Lane and Lamar Avenue from B-1 and O-2 to R-12MF.

Petition No. 2012-016 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.79 acres located on the north side of Clement Avenue across from East 9th Street and generally bounded by Bay Street, Lamar Avenue, and East 8th Street from R-22MF to R-5.

Petition No. 2012-017 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.67 acres located south of Independence Boulevard along the east and west side of Clement Avenue from B-1 and I-2 to R-5.

Petition No. 2012-018 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.26 acres located on the north side of Hawthorne Lane between East 7th Street and East 8th Street from R-22MF and O-2 to R-5.

Petition No. 2012-019 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street from B-1 from TOD-M.

Petition No. 2012-021 Colonial Realty Limited Partnership for a O-2(CD) site plan amendment, for approximately 5.1 acres located on the west side of University Executive Park Drive off West W.T. Harris Boulevard.

The City Council may change the existing zoning classification of the entire area covered by each petition, or any part or parts of such area, to the classification requested, or to a higher classification or classifications without withdrawing or modifying the petition.

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

To file a written petition of protest which if valid will invoke the 3/4 majority vote rule (General Statute 160A-385) the petition must be filed with the City Clerk no later than the close of business on **Wednesday, March 14, 2012.**

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING ORDINANCE CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 19th day of March, 2012** on the following petitions that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2012-020 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to replace the term, "Planning Commission" with "Planning Department", when referring to the Charlotte-Mecklenburg Planning Department staff.

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

**Charlotte-Mecklenburg Planning Committee Meeting
Planning Committee Meeting Minutes
CMGC – 2nd Floor, Room 280, 5:00 p.m.
January 17, 2012**

Commissioners Present: Chairperson Yolanda Johnson, Vice-Chair Margaret Nealon, Commissioners Karen Labovitz, Tony Lathrop and Dwayne Walker

Planning Staff Present: Sonda Kennedy, Melony McCullough, and Kent Main

Other Staff Present: Brian Horton (Transportation)

Call to Order

Chairperson Johnson called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Lathrop and seconded by Commissioner Walker to approve the December 20, 2011 minutes. The vote was unanimous (5-0) to approve.

Mandatory Referral #11-15

Melony McCullough, Planning staff informed Chairperson Johnson that Charlotte-Mecklenburg Schools' staff is still working on answers to questions from the previous Planning Committee meeting and requested that this agenda item be deferred until February. A motion was made by Vice-Chair Nealon and seconded by Commissioner Labovitz to defer this agenda item until February. The vote was unanimous (5-0) to defer Mandatory Referral #11-15.

Continue Public Comment and Make a Recommendation on the Draft *Midtown Morehead Cherry Area Plan*

Chairperson Johnson asked if anyone present would like to comment on the draft plan. Joe Padilla, Real Estate and Building Industry Coalition (REBIC) representative expressed his appreciation for the opportunity to make comments on the draft *Midtown Morehead Cherry Area Plan*. He stated that members of REBIC have been involved in the plan development process. The realtors' office building is located within the plan area. He stated that the plan does a lot in terms of protecting the character of the neighborhood and that transportation connections are still being worked out in some areas.

He shared concern about the PED Overlay being recommended for the entire area and two provisions added to the PED Overlay District last summer. The first requires any retail building or use that changes to adhere to a complete set of streetscape and tree planting requirements. If a retail center needs to replace a tenant, that change in tenants would incur an increase in parking requirements. This also triggers a complete streetscape plan under the new PED Overlay requirements. Mr. Padilla stated that he does not object to the streetscape and additional parking spaces being required on new development, but thinks it is an undue burden on retailers and landlords. His other concern with the PED Overlay is the requirement that any new structured parking have active uses on the ground level. He stated that structured parking

may not appear in the area in the immediate future. However, as density increases in the future, especially in the Morehead/Midtown area; you may see more concerns about requirements that new decks have active uses on 50% of the ground floor. He said it is very difficult for parking deck operators to run structures with ground level retail unless you have a very dense mixed-use project. He closed by asking that staff address those issues in the PED Overlay District before implementing the policy on the entire *Midtown Morehead Cherry Area Plan*.

Chairperson Johnson said that a presentation on the plan by staff is not needed tonight since several presentations have been made at previous meetings. Mr. Main distributed copies of the proposed changes to the draft plan. He stated that Ms. Sylvia Bittle-Patton (Cherry Neighborhood representative) called to let him know that she would not be present at this evening's meeting. However, her husband was at the meeting and stated that the neighborhood is in full support of the plan and looking forward to its implementation.

Chairperson Johnson asked for an explanation of the latest revisions. Mr. Main said changes were made to streets or avenues, language concerning street connections, and clarification that there would be community input if any changes were made to either end of Cherry Street. Chairperson Johnson asked Mr. Main to respond to the speaker's comments. Mr. Main stated that staff is aware of Mr. Padilla's concerns and open to discussion. He added that in order to apply the PED Overlay, a rezoning is necessary. Therefore, there will be plenty of opportunities to discuss the proposed overlay. Commissioner Labovitz asked if the plan is recommended for approval tonight, will Mr. Padilla have a chance to have his concerns addressed. Mr. Main replied yes and explained that the plan recommends establishing a policy that creates a walkable urban environment in this area. One way this can be implemented is by using the PED Overlay District. A rezoning to the PED Overlay District is required to implement the PED Overlay.

Vice-Chair Nealon commented that Mr. Main did a good job bringing the three areas together and getting the draft plan's recommendations approved. Mr. Main added that it was with the help of other staff and the neighborhood. Chairperson Johnson thanked Mr. Main as well as staff for a great job.

A motion was made by Vice-Chair Nealon and seconded by Commissioner Lathrop to recommend approval of the draft Midtown Morehead Cherry Area Plan. The vote was 5-0 to approve.

Area Plan Status and Meeting Report

Chairperson Johnson asked for updates on the Park Woodlawn planning process. Commissioner Labovitz stated that she was unable to attend the January meeting but will attend the February 16th meeting. Chairperson Johnson said that there will be two new members appointed to the Planning Committee next week and the Committee will be at full capacity next month. At the February meeting, the Chairperson will appoint a commissioner to serve as backup for Commissioner Labovitz on this plan.

Adjourned

Chairperson Johnson adjourned the meeting at 5:30 p.m.

Charlotte Historic District Commission Update**March 1, 2012**

At their February 8 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A. 2012, 2016 & 2020 Euclid Avenue, Dilworth Local Historic District New Construction – Multi-Family Brian Tressler, Applicant	HDC 2011-097	Approved
B. 1432 Pecan Avenue, Plaza Midwood Local Historic District Tree Removal Krista Lengacher, Applicant	HDC 2012-010	Approved
C. 323 Rensselaer Avenue, Dilworth Local Historic District Second Story Addition Jim McClincy, Applicant	HDC 2012-011	Approved with conditions
D. 1532 The Plaza, Plaza Midwood Local Historic District Side Porch Addition Michael & Julia Aldrich, Applicants	HDC 2012-013	Approved

In addition, the HDC also discussed the following issues:

- A. Report on Design Review Committee Decision on Signage at 901 East Boulevard, Dilworth**
- B. Commission Membership**
 - **Status of the Vacant Wesley Heights Seat on the Historic District Commission**
 - **Resignation of the Fourth Ward Representative on the Historic District Commission**
 - **The Three Upcoming Vacancies in June 2012 - Two members rotating off the Commission**
 - **Hermitage Court Representative**
 - **One At-Large Member**